

"A Historic Past"



"A Bright Future"

THE CITY OF DELAWARE CITY
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**MINUTES
CITY OF DELAWARE CITY
MAYOR & COUNCIL MEETING
PUBLIC HEARING
MONTHLY MEETING
April 25, 2022, at 6:00 p.m.
DELAWARE CITY FIRE COMPANY
815 FIFTH STREET**

CALL TO ORDER

Mayor Johnson opened the floor for the Board of Appeals (4th Quarter Supplemental Tax Assessment FY22) at 6:00pm.

No residents were present to appeal their taxes.

Mayor Johnson adjourned this meeting at 7:15p.m.

CALL TO ORDER

Mayor Johnson called the April 25, 2022 Mayor & Council meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

Mayor Johnson led the Pledge of Allegiance.

Mayor Johnson asked for a moment of silence for long-time resident Mark A. Breeding who passed away on April 23, 2022. He was also a member of the Fire Department for many years.

ROLL CALL

In addition to Mayor Johnson and Vice Mayor Barrett, Council Members Konkus, Saunders, and Jackson were present. Also, in attendance were City Manager Baylor, Chandra Williams (for City Solicitor Rhodunda), Finance Manager Graham, and Police Chief Henderson.

ACTION UPON MINUTES

Vice Mayor Barrett made the motion to accept the March 21, 2022 minutes (with the correction in spelling of Council Member Saunders name on page 7). The motion was seconded by Council Member Jackson. A vote was taken, all members were in favor. *Minutes were accepted as written.*

CERTIFICATION OF THE ELECTION (READING BY TIM DILLIPLANE, CHAIRPERSON OF ELECTION BOARD)

The election was held on April 5, 2022 between noon and 8:00p.m. in the Delaware City Community Center Gymnasium to elect three council members for a two-year term and one council member for a one-year term. 187 residents voted with the following results: Betty Barrett 115 votes; Linda Price 86 votes; and Beth Konkus 83 votes (all 2-year terms). Michelle Cornish received 44 votes (1-year term).

Vice Mayor Barrett made a motion to certify the election results. This was seconded by Council Member Saunders. *All members were in favor, and the motion passed.*

SWEARING-IN OF NEWLY ELECTED COUNCIL MEMBERS (BETTY BARRETT, BETH KONKUS, AND MICHELLE CORNISH)

Mayor Johnson thanked all of those who were not successful in this election. He also thanked Council Member Jackson for his service. He then swore-in these three newly-elected council members. (Linda Price was absent, and she will be sworn-in at the next Mayor & Council meeting). Council Member Jackson left, and his seat at the table was taken by Council Member Cornish.

ELECTION AND SWEARING IN OF VICE MAYOR

Council Member Saunders nominated Council Member Barrett to be Vice Mayor. This was seconded by Council Member Konkus. All were in favor and the motion passed. Council Member Barrett was sworn in by Mayor Johnson to be Vice Mayor.

POLICE REPORT

Chief Henderson gave the following report:

CALLS FOR SERVICE	TOTAL REPORTS
MARCH 2022	YTD 2022
68	189
MARCH 2021	YTD 2021
50	180

% CHANGE	% CHANGE
+36.00%	+5.00%

Significant Events:

- There were 32 traffic arrests and 10 traffic warnings. Also, there were 5 crime prevention checks; 29 crime reports; 22 field service reports; 2 accidents; and 3 criminal arrests.
- Burglary to the Valero on March 22nd, in the early morning hours where two (2) suspects gained entry by breaking the front door and removed cigarettes and blunt wrappers. Working with NCCPD in an attempt to use the evidence collected from the scene.
- Off. Williams completed her Field Training at the end of March and has rejoined DCPD on a full-time basis.
- The department intends to move forward with a community watch program and a departmental FB page. Anyone interested should e-mail me at Michael.Henderson@cj.state.de.us.
- The Department has continued to utilize grant funding to increase patrols as we attempt to fill vacant positions.

No questions or comments from Council.

CITY MANAGER'S REPORT

City Manager Baylor gave the following report:

Harbor Street Pump Removal Project (Update) - Below is an update regarding the Harbor Street Pump Removal Project:

- Sealed bids for the project were received on March 31, 2022. The bids were opened and publicly announced. The low bidder for the project was The Reybold Construction Group, LLC in the amount of \$155,155.00. This bid has been accepted by the city.
- **Madison and Monroe Street Flood Mitigation Feasibility Study:** Verdantas is still reviewing the information provided by the Cutting Edge and will issue a report once the review is complete.
- **Monroe and Madison Street Flooding Evaluation (Update):** There is nothing new to report for this meeting.
- **Delaware City Community Center –**
 - HVAC System evaluation (Update) – I have currently put together a spreadsheet which includes the city's request of funding from Senator Poore and Representative Longhurst for projects for the Community Center for FY-2023 bond bill request (see attached).
- **Fort DuPont Update –**
 - **New Executive Director** – On Thursday April 20, 2022, The Fort DuPont Redevelopment and Preservation Corporation Board of Directors unanimously voted to approve Mr. Tim Slavin as the new Executive Director of the FDRPC. Mr. Slavin will officially take the position on July 1st. Currently, Mr. Slavin is currently employed in the office of Historic Preservation with the State of Delaware.

- **Scour Hole (Sink Hole)** – Recently it was learned there was a sink hole located on the Emergency Access Road along the Branch Canal. According to Carolann Wicks, the interim Executive Director, rock ballast combined with smaller aggregates have been used to fill and stabilize the recently identified large scour hole between lots #52 - #57. Regular inspections of the area will occur after heavy rain storms to ensure the scour hole does not reappear. This is being monitored by Mr. Dave Athey.
 - **Backyard Drainage** - Lots #52 - #57 are experiencing drainage issues adjacent to the promenade due to the temporary elevation difference between the lawns and the base course of the promenade. An underdrain system has been designed to address the issue and will be reviewed for final approval on Wednesday. Letters to the property owners will be sent to give everyone an update of the work details and schedule.
 - **Promenade** - final construction of the promenade cannot happen until the canal bank revetment project is completed. Placement of the canal bank stabilization material will be made from the promenade. The final design of the promenade width, drainage and foundation will be reviewed to determine how best to utilize the promenade for future emergency access and/or multi-purpose community pathway.
 - **Bluewater** – It appears that Bluewater has begun their site work. Mr. Athey is reviewing all permits to ensure they have received the appropriate permits and approvals for the work.
- **Video System Assessment - Update**
 - The city received three bids for the Video System. After reviewing the bids, we determined that all of the bids placed severe requirements on the city that were not in the bid proposal. For example, they requirement maintenance and service agreements that were not budgeted. After considering the additional financial requirements, the city will not move forward at this time with the video system updates. We will review our current system and make a decision sometime in the fall as to what direction we will move forward with regarding video system upgrades for the city.
 - **State Funding Projects – Update** - Attached you will find a spreadsheet with the city’s request for funding from the State Bond Bill. This list has also been sent to Senator Poore and Representative Longhurst for their review and consideration.

Question from Vice Mayor Barrett: Were the monthly maintenance and service contract fees not included in the initial allocation of funds for the video system? City Manager Baylor replied, no, they were not. He added that there were concerns that the city would have to go to the video provider to recover any footage, instead of having control over it directly.

Question from Council Member Konkus: Regarding the Harbor Street Pump Removal Project, what is the construction timeline for this to begin? City Manager Baylor replied, “sometime in the next month or so.” She asked if it will close off Harbor Street while the work is being done? City Manager Baylor replied, yes Harbor Street will be temporarily closed to allow for the construction. She asked if there is a timeline on this temporary closure? City Manager Baylor said that he does not currently have the answer, but as soon as he gets it, he will provide the timeline to the city and council.

Question from Council Member Saunders: Regarding the promenade, is it going to be 12’ or 14’ wide? City Manager Baylor said that it is “his understanding,” after meeting with the state fire marshal, that it is

going to be 14' wide. What about the update to the city's website and the codes, to provide a "searchable form" for residents? City Manager Baylor said that he recently signed a contract with a company that will provide the much-needed, ease of access. It will be much more user-friendly and hopefully be up and operational in the next two months.

CITY SOLICITOR'S REPORT

Chandra Williams gave the following report for City Solicitor Rhodunda:

In the past month, the city solicitor's office has worked on the comp plan which should be finished in the very near future. They have worked on various Fort DuPont issues including the roundabout and the associated sinkhole issue on the emergency access road. She wanted to thank City Manager Baylor and the Fire Department for "pushing back" on the roundabout issue.

Question from Mayor Johnson: he asked if the comp plan will include Fort Dupont? City Manager Baylor responded yes, it will be the "entire city limits" and one master plan.

ACTION UPON FINANCE REPORT

Finance Manager Graham presented the financial report as of March 31, 2022. (Full report is available).

Question from Council Member Konkus: What does Xylem Dewatering Solutions do? Finance Manager Graham said that this company provides a "rental of water hose" facilitated by The Cutting Edge. Mayor Johnson added that it is a hose that pumps out the water from the park, as needed during high tide, storms, etc.

Question from Vice Mayor Barrett: Since we are getting ready to start working on next year's budget, do you think more money should be added for the tree maintenance? City Mayor Baylor responded, yes and the city will be working with an arborist about this concern.

Vice Mayor Barrett made a motion to accept the finance report, subject to audit; the motion was seconded by Council Member Konkus. A vote was taken, and all members were in favor. *The Finance report was accepted.*

APPOINTMENTS: ANNOUNCEMENTS/COMMUNICATIONS

Mayor Johnson said that the city is still looking for volunteers for a Delaware City Days Committee. Time will be expiring soon to get Delaware City Days organized by September.

Mayor Johnson also introduced Tim Slavin the new Director of the Fort DuPont Redevelopment and Preservation Corporation and asked him to say a few words. Mr. Slavin has lived in Delaware 27 years. The last 17 years he has been Delaware's Director of the Division of Historical and Cultural Affairs, as well as, the State's Historic Preservation Officer. He has also previously served 14 years on the Dover city council. He feels "we can't be successful at Fort DuPont, unless we're successful together."

Also present was the new Delaware City Library Director, Loree Elton. There are some great programs going on at the library in May, and she invited everyone to come for a library visit.

Pam Martin (President Delaware City Community Park District) announced an electronic lottery for children to win an assistance award up to \$200 for one week of a summer camp of their choosing. You must register by April 30, 2022. Winners will be notified by email on May 5, 2022. Thus far, she said, there have been very few applicants.

REPORTS OF COMMISSIONS, COMMITTEES, AND ORGANIZATIONS

Tim Dilliplane announced that he still has an open seat on the Planning Commission. Interested parties should submit a resume to Mayor Johnson.

OLD BUSINESS

None.

NEW BUSINESS

1) Set a Meeting Date to Certify the Annual Tax Rolls FY21 (usually the first week of May). Also, Set a Meeting Date for the Board of Appeals (usually the Regular Mayor & Council Meeting in May).

Mayor Johnson suggested Monday May 2, 2022 at 6:30p.m. at the Fire Hall. All council members agreed. The Board of Appeals will be at the next Mayor & Council meeting at 6:00p.m. on May 16, 2022 at the Fire Hall.

2) Washington Street Paving Project Update.

Delaware City Engineer, Mr. Dave Athey, provided an update on the project: the paving project entails Washington Street from 3rd Street to Front Street; the area from 3rd Street to 2nd Street is just for restriping; and Front Street going north from Washington Street will be repaved, widened, curbed and striped. On April 6, 2022 the bids were opened, and the city had received 5 bids for the project. Cirillo Brothers was low at about \$236,000 for the Washington Street portion and \$143,000 for the Front Street portion. The total was about \$380,000. May 18, 2022 there will be a meeting with residents to discuss issues and concerns. An estimated timeframe for beginning this project is the first week of June and finishing by the end of July.

Questions from Council Member Konkus: How are we going to get the notices out to the residents on Washington Street so they will be made aware of the May 18, 2022 meeting? The Meeting will be at 6:00p.m. at the Fire Hall. City Manager Baylor said announcements will be placed on the Washington Street homes and there will be postings around town announcing the meeting. She also asked about the timing right in the middle of summer that will have detrimental effects on parking, businesses, etc.? City Manager Baylor replied that it “is a challenge” for a small town to even get “in the mix” with the contractors. We are “fortunate” to even get on their schedule.

Question from Council Members Saunders: Will the residents be able to use the streets for the entire two months? Mr. Athey said, no, the streets involved will be closed. At this point, however, the final decisions will be made after the public meeting.

Question from Vice Mayor Barrett: will the Washington Street parking lot be closed throughout this project? Mr. Athey said that it will remain open. City Manager Baylor added that the business district via Clinton and Washington Streets will remain open.

3) Harbor Street Pump Removal Project Update.

This was covered in City Manager Baylor's report (see above).

4) Review of Bids Received for the Video Security System.

This was covered in City Manager Baylor's report (see above).

MAYOR & COUNCIL COMMENTS

Mayor Johnson:

The dredging of the branch canal is going to restart in July. He has been talking to "Main Street" about getting some events going this summer, now that the covid numbers are down. Improvements are continuing at Veteran's Point. There will be a ribbon-cutting ceremony and dedication on Memorial Day. There will be a sidewalk installed around the gazebo making it ADA accessible.

Vice Mayor Barrett: She wanted to thank everyone who came out to vote in the last election. She was a little sad there were only 187 voters. She feels that next year, or the year after, publicity about the election should begin earlier.

Council Member Konkus: She reminded everyone that the Town Wide Yard Sale is this Saturday from 8:00a.m. to 5:00p.m.

Council Member Saunders: None.

Council Member Cornish: None.

Council Member Price: She was absent.

CITIZENS QUESTIONS/COMMENTS

Brandon Cameron ran for city council and was unsuccessful. In talking "to the people" of Delaware City, he found that they wanted the following from city council: communication, common sense, authenticity, fairness, innovation, truth, honesty, transparency, etc.

Unknown resident asked if The Cutting Edge was the only lawn care company used (and if there were alternatives)? She also asked about the solar panels? Is the Dragon Run Creek area going to be redone? City Manager Baylor said currently the city is using only The Cutting Edge and there is a long-term lease on the solar panels. Dragon Run is on DelDOT's work schedule for FY23. She is concerned about DART buses not going on their predetermined route. City Manager Baylor said he will contact DART.

John Buchheit / 30 Clinton Street: He congratulated the new city council. He wanted to thank the Delaware City Refinery for putting up an improved back fence. He also wanted to thank the city for the work being done on Veterans Point, but wanted to know why the "tree commission" was not notified before the trees there were removed? He feels that 911 5th Street is an "eyesore and an embarrassment." He felt the election

was “pick and choose” and the city solicitor should be fired for the election “embarrassment.” The person with the third highest votes gets fourth place (makes no sense).

Tim Dilliplane / 118 Clinton Street: With hurricane season coming up, are the concrete/poly panels on the wall that are missing going to be replaced? City Manager Baylor said yes, they are on order.

Linda / Resident of the Canal District at Fort DuPont: Her home is right behind the sinkhole on the emergency access road. The large sinkhole was repaired, but now there are smaller sinkholes forming. She and her neighbors are concerned (especially with hurricane season approaching). City Manager Baylor said it is being addressed as a priority, and Mr. Athey (the city’s engineer) is going to be the “cop” for the city ensuring that Fort DuPont is acting appropriately to fix this and other issues.

ADJOURNMENT

Mayor Johnson entertained a motion to adjourn. Council Member Konkus made the motion. Vice Mayor Barrett seconded the motion. *Mayor Johnson adjourned the meeting at 7:44p.m.*

Respectfully submitted,
Tina Pincus
City Secretary